

# Bellasera Neighborhood News

March 2006

www.azbellasera.org

## THREE BOARD CANDIDATES APPLY

Members of the Bellasera Community Association will elect three new board members at the Annual Meeting of the Association to be held April 6, 2006. Three candidates have filed for the two-year positions. Their names, street & e-mail addresses, and telephone numbers, along with a compilation of their unedited responses to questions on the Candidate Application Form follow. (See page 5 for important information about the election process.)

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**Shawn Meyer**, 7267 E Brisa Dr, meyerdc74@cox.net, 480-248-6280

**Charles Roach**, 7885 E Balao Dr, crpr797@msn.com, 480-488-0961

**Robert Shriver**, 7498 E Visao Dr, ra-epshriver@hotmail.com, 480-595-5728  
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### ***Please provide a brief description of your qualifications and experience:***

**Shawn Meyer**: physician, CEO of 2 different healthcare corporations over the past 7 years. Served on the board of directors for one of the largest rotary clubs of the United States, worked with budgets, etc.; currently in process of working on the board of directors for crisis pregnancy center of Phoenix.

**Charles Roach**: Served as Board Member and President of Sun City West Homeowners Association for several years. Involved in the development of governing structures and CC&R's for Del Webb communities. I am a retired C.P.A. and former Del Webb Corporate officer.

**Robert Shriver**: Career experience 32 years US Navy. BA Political Science Northwestern Univ. Evanston, Illinois. MS Public Administration George Washington Univ. Wash. D.C.

### ***Do you have previous experience serving on a Board of Directors/Committee for a Homeowners Association? Please indicate community/location, position and term.***

**Shawn Meyer**: No, not in an HOA setting.

**Charles Roach**: See above.

**Robert Shriver**: Crofton MD Homeowners Assn Board member 4 years.  
Wilson Creek Road Improvement Assn Hartfield, VA Board member 6 years.

### ***As a Board Member, on which particular aspects of the Bellasera Community do you intend to focus?***

**Shawn Meyer**: As a new member, I am not immediately familiar with the biggest concerns of our residents; therefore my focus will be determined when I come on board and determine the most immediate needs of our community.

**Charles Roach**: I believe the most important role of a Board member is to maintain the Association facilities and grounds in excellent condition, protect the assets of the Association through sound fiscal management, and ensure the desires of a majority of the Association members are solicited and followed.

**Robert Shriver**: Quality control and professional execution of Bellasera contracts with local contractors including:  
Community Management Company  
Building and grounds maintenance  
Gate house operations

CC&R enforcement: Budget and Reserve Plan and inter community relations.

## MEETING NOTICES

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**Activities Committee** will meet on **Thursday, March 9, at 10 a.m.**

**Governance Committee** has not scheduled a future meeting.

**Building and Grounds Committee** meeting date & time will be posted.

**Board of Directors** will meet on **Monday, March 13, at 6:30 p.m.**

**Modifications Committee** meeting is scheduled for **Tuesday, March 14, at 5:30 p.m.** Modification applications are due no later than the Monday before the meeting.

**Budget and Finance Committee** will meet on **Thursday, March 16, at 2:30 p.m.**

**Communications Committee** will meet **Tuesday, March 21, at 3 p.m.** in the clubhouse.

**'Meet the Candidates Night', Thursday, March 30, 7 p.m.**

### **\*\*MANAGER'S CORNER\*\***

The days are certainly warming up and as soon as we know it we'll be reaching our triple digit heat scores!

—Just a friendly reminder that spring is a harbinger of overgrown landscaping. Please advise your gardeners/landscape crew to carefully monitor all overgrown shrubbery, weeds, etc. Additionally, please make them aware to not blow any unwanted debris into the streets. Let's keep our streetscapes looking clear & beautiful.

—Speaking of landscaping, a community light inspection for landscape and garage lighting was conducted in late January. Though we sent out many letters to homeowners in regards to fixing any burned out lighting, there are still many properties that need their light bulbs to be replaced for safety and community enhancement.

—The Board recently approved a parking resolution requiring that all vehicles can be parked in the clubhouse parking lot for no longer than 3 days, and CANNOT be inhabited by the vehicle owner. If you are planning to park your RV, automobile, etc., for longer than 3 days in the clubhouse lot, please notify the Community Manager's office at [manager@azbellasera.org](mailto:manager@azbellasera.org). And remember, there is no overnight parking permitted in streets of the Bellasera community.

—Another issue that has arisen has been community-wide solicitation from outside vendors. Please inform the Management office in writing [<manager@azbellasera.org>](mailto:manager@azbellasera.org) of any unwanted solicitation. The guardhouse can also be informed of this matter. They will file an Incident Report for the Community Manager/Association. The Board plans to address this issue at their next meeting on March 13.

—We thank you for all for your feedback -- positive and constructive criticism-- on the refurbishing of the clubhouse. We hope you find it an overall pleasant upgrade from the past look and enjoy it for many years to come! To ensure that our clubhouse amenities are working to their best capabilities, if you are the last person to leave, please be sure to turn off the fans, television, and lights.

—Finally, please note that Patti will be out of the office from March 27-31, and Sheila will be out of the office from March 16-April 3. She will be getting married on March 18, and then leaving for a long, relaxing honeymoon in Hawaii! We hope she enjoys her fun in the sun, and, of course, her special day! We will be posting the revised office hours, AAM contact information, and office closure reminders around the clubhouse.

--Patti & Sheila

**COMMUNITY LUNCHEON**

**Thursday, March 16**, at **Capital Grille Restaurant**, 16489 N Scottsdale Road (at Frank Lloyd Wright), phone 480-348-1700. Please sign up by March 14 if you plan on attending. Meet at **11:30** at the clubhouse to carpool.

**POTLUCK**

**Thursday, March 31, 7 p.m.** Sign up by March 28 in the clubhouse. Please note that if you sign up to attend and need to cancel, contact a member of the Activities Committee so that supplies and food can be considered in advance.

**BOOK CLUB**

Meets **Wednesday, March 15, 7 p.m.**, to discuss "**Siddhartha**" by **Hermann Hess**.

**HIKING**

The **Monday, March 20** hike will take us back to the **Ford Canyon Trail** in the White Tank Regional Park. This trail was awash with wildflowers last Spring, but because of this year's lack of rainfall, we'll settle for its beauty without the flowers. This is a moderate 3 mile trek to the dam, but we may choose not to go that far. We'll take advantage of the picnic area at the park and have lunch there after the hike.

We'll plan on LEAVING the clubhouse at **9:00 a.m.** on **March 20**. Bring lunch, snacks, water, sunscreen and proper hiking gear. For more info: **Vivian Kurtz**, 875-1391, or e-mail <**Roy312@cox.net**>.

**WATER AEROBICS**

Water aerobics continues on **Monday, Wednesday**, and **Friday** from **10:00** to **11:00 a.m.** during the winter months. Water's warm and there's always a great turnout. If you wish to join the group, you may borrow the DVD which shows all the underwater moves. Call **Janet Biondo**, 480-488-0259, for further information.

**REMINDERS...**

—To reserve the clubhouse massage room, e-mail **manager@azbellasera.org**.

—A Bellasera homeowner needs to be present on each tennis court unless there is a special event. Please notify the Manager's office for reserving a special tennis event.



## MARCH IN THE GARDEN

—By *Pauline Marx, Arizona Master Gardener*

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### Time For Planting

The month of March is a great month for gardening in the desert. With many hundreds of plant varieties available at nurseries this month, it would be wise to ask some questions before deciding on your purchases, the first set related to **where to plant**.

- What will its mature height and spread be?
- Does the proposed planting site allow it to reach maturity without interfering with roof lines, sidewalks and entryways? Remember, regularly cutting back a plant because it outgrows its space is usually detrimental to the long term health of the plant.
- What are the light exposure requirements?
- Does the plant need full sun, partial shade or shade during the hot summer afternoons?
- Don't choose sun-dwelling natives for a shady southern exposure or plant a large leafed shade dweller against a western wall.

Knowing what your plant requires will help you pick varieties that will thrive in your landscape and make it less likely that they will have to be replaced.

In deciding **what to plant**, you should consider the following.

Cactus- Plant all types of cacti and succulents. Propagate from existing plants with cuttings or offshoots. Allow cactus cuts to dry and callous over two to three weeks before planting. However, plant agave, yucca and aloe cuttings immediately.

Herbs- How about an herb garden to perk up your cooking? Try favorites such as basil, chives, marjoram, mint, oregano, parsley and sage which all grow well in desert herb gardens.

Annual Flowers - As winter-growing annuals begin to decline at the end of the month, remove them. It is indeed hard to be ruthless when there are still a few flowers or a bit of green. To fill the gap, replace them with warm-season annuals. Unless you are saving seed, keep replacing spent annuals weekly to keep the garden looking sharp and tidy. Consider flowers that attract butterflies such as bee balm, cosmos, Mexican sunflower, sage, sunflower, verbena, yarrow, and zinnia

Remember to rotate plantings of vegetables and flowers each season to different areas of the garden. This practice of "crop rotation" prevents plant specific pests and disease from building up in the soil.

### March Tasks

Some additional garden tasks to consider this month include the following.

- If you've planted tomatoes, put shade cloth high over them to ward off leaf hoppers (small, wedge-shaped leaping insects), spreaders of curly top virus. Also, clean straw placed under plants helps keep tomatoes off the ground.
- Continue fertilizing established roses on a 6-week cycle. Apply 1/4 to 1/2 cup of Epsom salts. Use amendments such as sulfur or peat moss to reduce soil alkalinity to a pH of 6.5 to 6.8 which is the pH that roses prefer.
- Maintain deep, regular watering on established cool season annuals as they finish out their life span. This is particularly important if you are saving seed from the plants.
- Mulch heavily under plants and on paths. Mulch conserves water, cools soil temperatures and reduces weeds, or at least it makes them easier to pull. Compost, grass clippings, leaves and straw can be used. Materials that decompose more slowly such as pine needles, wood chips, and sawdust are best suited on paths.

(Questions about plants? Call me at **575-0404** or e-mail me at **PlantPerson@prodigy.net**)

### URGENT CALL TO VOTE, SPECIAL BOARD MEETING, LEASH LAWS

—*By Carol Sotnick, President, Bellasera Board of Directors*

Bellasera's Annual Meeting is rapidly approaching on April 6 at 6:30 PM at Terravita. One of the most important topics at the Annual Meeting is to elect Directors for the 2006 Board. There are three openings on the Board (**Paul Broad** and **Mike Simpson** have chosen not to run and **Crawford Love** resigned earlier because he was moving out of the community). It took two postings to solicit candidates for the Board openings. So far, **Shawn Meyer**, **Charles Roach**, **Bob Shriver** have submitted applications to be elected as Directors.

--It is urgent that you vote. Our Bylaws require voting by a minimum of 30% participation -- 108 residences. There is one ballot per household. You may vote in person at the Annual Meeting or you may mail your ballot in ahead of time to the Association Office.

--A Candidates Night is scheduled in our clubhouse on March 30 at 7 PM. Candidates will have to answer questions prepared by the Communication Committee, and householders will have the opportunity to write questions during the meeting, which will be directed, to the candidates.

--Nominations may also be taken from the floor at the Annual Meeting.

--Ballots, the agenda, and candidate information sheets will be mailed to all homeowners no later than the beginning of March.

--I want to extend my appreciation for those homeowners who have recently volunteered to serve on the Modifications Committee, which was in dire need of members. A big thanks to **Anne Chernis**, **Dorothy Schultz**, and **Roy Kurtz** for volunteering for the committee. **Bruce Martin** is serving as the Board representative until the April elections.

--The Board had scheduled a Special Board Meeting on February 21 with Buildings & Grounds and AAM, our management company. Buildings & Grounds had identified what they considered areas for improvement on the part of the management company. **Bruce Martin** and I prepared a communication format and process to address the issues that Buildings & Grounds has discussed over the past several months. The Board did not have a quorum for the meeting but decided to proceed with the session anyway. As this was not a formal meeting, minutes were not kept as specified by Roberts Rules of Order and no voting took place. I directly asked all the members of the committee (**Paul Anetsberger**, **Frank Biondo**, **Marv Lefkowitz**, **Jerry Rose**, **Mike Ruotolo** and **Bob Shriver**) if the committee was willing to set aside past situations (prior management companies and prior managers) and attempt to work toward improving communication. I finally asked if the committee were willing to work with the revised project lists, work plans, the management company and our community manager, **Patti Smith**, and to indicate that by raising their hands. Not one person raised his hand. To me that meant that the committee effectively resigned. The Board will confirm the committee's resignation at the March 13 Board meeting.

--We have received approximately 60 surveys on rating our management company, which is a return rate of about 16%. We typically have a 30% return rate with our surveys. A low return rate usually indicates relative satisfaction with the state of affairs. The Communications Committee is analyzing the surveys, and the results will be available in the April newsletter.

--Another topic of conversation at the 3/13 Board meeting will be the number of complaints we have received about dogs being off leash on the grassy area, which is a violation of Scottsdale and Maricopa ordinances. If you have a "pro" or "con" interest in this topic, I encourage you to come to the Board meeting to hear first hand what action the Board is proposing on this topic.

--And last but not least the **Messengers** have written to the Board and the City of Scottsdale urging that officials of the City vote to rescind the NAOS ban against removal of pack rat nests. If not, the **Messengers** will contact the CDC, the Maricopa County Health Department, the Arizona Republic, local TV stations and local Realtor Associations touting a headline that 'Affluent, Sophisticated Scottsdale Protects Wild Pack Rats in their NAOS CODE against local homeowners.'

--As Board President, I wrote to the same officials asking for certain written clarifications of what the **Messengers** were told verbally. If city wheels don't grind slow, I may be able to have some written information to share at the March 13 meeting.

# \*\*MARCH 2006\*\*

			1 Fitness 7 a.m.  Water Aerobics 10 a.m.	2  Pilates 7 a.m.	3 Fitness 7 a.m.  Water Aerobics 10 a.m.	4
5	6 Fitness 7 a.m. Water Aerobics 10 a.m.  <b>City Bulk &amp; Brush Collec- tion Week</b>	7  Pilates 7 a.m.   Poker 7 p.m.	8 Fitness 7 a.m.  Water Aerobics 10 a.m.	9  Pilates 7 a.m.  <b>Activities 10 a.m.</b>	10 Fitness 7 a.m.  Water Aerobics 10 a.m.	11
12	13 Fitness 7 a.m. Water Aerobics 10 a.m.  <b>Board of Direc- tors, 6:30 p.m.</b>	14  Pilates 7 a.m.  <b>Modifications 5:30 p.m.</b>  Poker 7 p.m.	15 Fitness 7 a.m.  Water Aerobics 10 a.m.  Book Club 7 p.m.	16  Pilates 7 a.m.  <b>Residents' Luncheon 11:30 a.m.</b> <b>B &amp; F 2:30 p.m.</b>	17 Fitness 7 a.m.  Water Aerobics 10 a.m.	18
19	20 Fitness 7 a.m.  Hike—9 a.m.  Water Aerobics 10 a.m.	21  Pilates 7 a.m.  <b>Communica- tions 3 p.m.</b>  Poker 7 p.m.	22 Fitness 7 a.m.  Water Aerobics 10 a.m.	23  Pilates 7 a.m.	24 Fitness 7 a.m.  Water Aerobics 10 a.m.	25
26	27 Fitness 7 a.m. Water Aerobics 10 a.m.	28  Pilates 7 a.m.  Poker 7 p.m.	29 Fitness 7 a.m.  Water Aerobics 10 a.m.	30  Pilates 7 a.m.  <b>Candidates Night 7 p.m.</b>	31 Fitness 7 a.m.  Water Aerobics 10 a.m.  <b>Potluck 7 p.m.</b>	

## GENERAL NEWS UPCOMING EVENTS

### COMMUNITY DIRECTORY UPDATE

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Revisions to the 2005 Bellasera Community Directory are included in an insert with the mailed edition of this newsletter, and added as an attachment to the e-mail version.

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### WANTED: BELLASERA WEBMASTER

Primary responsibilities include updating Bellasera website monthly with newsletter contents and committee meeting minutes. Job requires about 6 - 8 hours a month.

Minimally, one should be knowledgeable with HTML and FTP or have a great desire to want to learn on the job.

Any experience with other web technologies such as php, xhtml and Apache web server is a bonus. Current webmaster will be available to make the transition smooth as well as for ongoing technical assistance.

For additional information, e-mail [webmaster@azbellasera.org](mailto:webmaster@azbellasera.org)

### OFFICER MIKE—5 YEARS

Congratulations to Bellasera Security Guard **Mike Meindl** who's being recognized for five years of service to the Bellasera community. **Mike**, who usually works the evening shift, has a ways to go to catch up to popular Bellasera Officer-In-Charge, **Keven Peterson**. **Keven**, working the weekday daytime shift, has been serving the Bellasera community for nearly 7 years.

Both men are employed by Securitas Security Services USA, Inc., which provides security service to Bellasera via a competitive contract that is awarded annually.

### NEWSLETTER DEADLINE

**If you have meeting dates, or articles for publication, please e-mail to: [editor@azbellasera.org](mailto:editor@azbellasera.org), or turn them in to the Association office no later than the 15th of the month. The monthly newsletter is produced by the Communications Committee. The editor is Keith Christian, 480-575-7109.**

Neither the Bellasera Community Association nor its Board of Directors provides any warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, or fitness for any particular purpose, of any information contained in this newsletter in any form or manner whatsoever.

### CITY OF SCOTTSDALE BRUSH & BULK COLLECTION



The city of Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, March 6.**

Brush and bulk items to be picked up should be at curbside by 5 a.m. at the start of the week. It will be removed during the week.

For more information, contact Solid Waste Management at **(480) 312-5600.**

Bellasera Community Association  
7350 E. Ponte Bella Drive  
Scottsdale, AZ 85262-2701

## **BELLASERA COMMUNITY ASSOCIATION**

### **Board of Directors:**

e-mail: [board@azbellasera.org](mailto:board@azbellasera.org)

President—**Carol Sotnick** ([carolsot@qwest.net](mailto:carolsot@qwest.net))

Vice President—vacant

Secretary—**Bruce Martin** ([marbru@cox.net](mailto:marbru@cox.net))

Treasurer—**Mike Simpson** ([simpsonmike@cox.net](mailto:simpsonmike@cox.net))

Director—**Paul Broad** ([swagowhale@aol.com](mailto:swagowhale@aol.com))

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### **Committee Chairpeople:**

**Activities:** Sheila Lavin

**Budget & Finance:** Carlton Rooks

**Buildings & Grounds:** Paul Anetsberger

**Communications:** Keith Christian

**Modifications:** vacant

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**Community Manager : Patti Smith • (480) 488-0400 • [manager@azbellasera.org](mailto:manager@azbellasera.org)**

**—Office Hours—**

**Administrative Assistant: M thru F, 8:30-12:30 Community Manager: Tu & Th, 12-4**

Questions regarding your Homeowner's Association Account?

Contact Associated Asset Management (AAM) • **(602) 957-9191**

**Security/Front Gate • (480) 488-3663**

**Internet Web Site: [www.azbellasera.org](http://www.azbellasera.org)**